

16-523 DISTRICT “UCD” CORRIDOR OVERLAY DISTRICT

523.1 PURPOSE AND INTENT. The “UCD” Corridor Overlay District is established to promote a desirable development pattern for two major roadway corridors, along with creating attractive community entrances and a public streetscape. The district is intended to enhance the visual image and civic identity of Gardner by placing greater emphasis on site design, the relationships of buildings to the street, and the aesthetic design of buildings. (Ord. 1946, Sec. 1)

523.2 DISTRICT DESIGN OBJECTIVES. The “UDC” Corridor Overlay District is intended to ensure the development of land as a pedestrian-oriented corridor and encourage pedestrian movement within the corridor and from nearby residential neighborhoods. The design of a site and building shall also incorporate the historical form and general appearance of Main Street in Downtown. The design of new structures shall avoid traditional strip retail centers where parking lots dominate the front of a site and buildings are placed near the rear lot line. The UCD Corridor is characterized by the following design elements:

- A. Redesigning the public space between the curb and the public right-of-way to include an expanded sidewalk and uniform streetscape design.
- B. For new construction located within the boundaries of Center Street and Cedar Street - Bringing buildings to the edge of the sidewalk to allow the building to define the public realm where people feel safe to walk.
- C. Promoting new two story buildings near Downtown to include residential uses above the first floor.
- D. Encouraging compatibility of architecture as defined by building arrangement, scale, bulk, form, character, and landscaping to establish a harmonious corridor consistent with the Main Street character of Downtown.
- E. Enhancing the visual character and identity of the corridor by encouraging main parking in the rear of commercial buildings.
- F. Placing greater emphasis on the design of building storefronts to open up to the street with use of windows and street side entrances.

(Ord. 1946, Sec. 1)

523.3 USE REGULATIONS. Uses permitted in the underlying zoning district are permitted in the “UCD” Corridor Overlay District, along with uses permitted as conditional uses. (Ord. 1946, Sec. 1)

523.4 BOUNDARY OF OVERLAY DISTRICT. The “UCD” Corridor Overlay District shall include all lots, tracts, or parcels of land that abut Main Street (56 Highway) or Center Street (Gardner Road) within the corporate city limits. (Ord. 1946, Sec. 1)

523.5 DISTRICT REGULATIONS. The requirements of both the “UCD” district and those of the underlying zoning district shall apply. When the base and overlay district regulations conflict, the most restrictive requirements shall take precedence, unless modified by the Planning Commission. In the “UCD” district,

no building or land shall hereafter be used, and no building or structure shall be erected, altered or enlarged other than in accordance with the regulations of this Article. (Ord. 1946, Sec. 1)

523.6 PERFORMANCE STANDARDS. Upon submission of an application for a building permit, the applicant shall prepare a site plan and building elevations in sufficient detail as necessary for the Community Development Director to determine compliance with the district design objectives. (Ord. 1946, Sec. 1)

- A. Minimum Front Yard Setback. None. Commercial buildings can be built to the public-right-of way, subject to compliance with the intent and provisions of the "UDC" Corridor Overlay District. When parking in the front of a building is the only recourse to develop a site, a minimum front yard of fifteen feet (15') shall be provided. (Ord. 1946, Sec. 1)
- B. Parking Lots. Parking lots shall be located to the rear or side of a building. If located at the side, screening shall be provided by landscaping or decorative walls at the lot line. (Ord. 1946, Sec. 1)
- C. Landscaping & Screening. Landscaping shall be provided in accordance with the "Corridor Landscape Master Plan" adopted by the Planning Commission, where applicable. Landscape buffering and/or screening shall be provided when a commercial business is proposed adjacent to residentially zoned property. The Community Development Director shall determine the type and extent of screening. (Ord. 1946, Sec. 1)

523.7 INTREPRETATIONS. In the event a dispute or disagreement arises over the district design objectives, the Community Development Director shall place the site plan or building elevations on the agenda of the Planning Commission. The Planning Commission shall determine if the site plan or building elevations comply with the intent of the design objectives. (Ord. 1946, Sec. 1)